

SURVEYOR'S CERTIFICATION:

I hereby certify that on this date, under my direct supervision, an on-the-ground survey of the above described property was made, that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, protrusions, overlapping of improvements, easements, or rights-of-way except as shown on the survey thereon; that said property has access to and from a public roadway and that the survey is a true, correct and accurate representation of the property as described herein above.

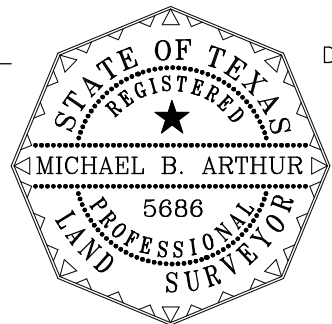
Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2009.

Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Baljeet K. Jawanda and Daljit S. Hundle are the owners of a tract or parcel of land situated in the City of Frisco, Collin County, Texas, being part of the A.S. Young Survey Abstract Number 1037, being all of that tract of land described in deed to said Baljeet K. Jawanda and Daljit S. Hundle recorded in Volume 5912, Page 6577 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and also being a part of that tract of land described by deed to Ker-Seva, Ltd. as recorded under Collin County Clerk's File No. 20070803001079570, D.R.C.C.T. and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap found for corner in the easterly monumented line of Memory Lane, said corner being the southeast corner of said Jawanda/Hundle tract, same being the northwest corner of a tract of land described by deed to John Barch and wife, Jana K. Barch recorded in Volume 5723, Page 4783, D.R.C.C.T.;

THENCE North 00°02'07" East, along said easterly monumented line of Memory Lane, a distance of 50.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for corner (hereinafter referred to as 1/2" iron rod set), said corner being the southwest corner of the remainder of a tract of land described by deed to William A. Mains and Paula L. Mains recorded in Volume 1024, Page 753, D.R.C.C.T.;

THENCE North 89°57'25" East, along the common line between said Jawanda/Hundle and Mains tracts, a distance of 190.61' to a 1/2" iron rod set for corner;

THENCE North 02°55'18" East, continuing along said common line, a distance of 284.86' to a 1/2" iron rod set for corner, said corner bears South 02°55'18" West, a distance of 70.10' from the southerly right-of-way line of Westridge Boulevard (a 60' right-of-way);

THENCE over and across said Jawanda/Hundle tract, the following courses and distances:

North 89°52'06" East, a distance of 3.73' to a 1/2" iron rod set for an angle point;

North 85°55'23" East, a distance of 145.34' to a 1/2" iron rod set for an angle point;

North 89°52'06" East, a distance of 132.53' to a 1/2" iron rod set for an angle point;

North 89°52'12" East, a distance of 22.78' to a 1/2" iron rod set for corner;

South 00°02'35" East, a distance of 274.95' to a 1/2" iron rod set for corner in the northerly line of said Barch tract, same being in the southerly line of said Jawanda/Hundle tract;

THENCE South 89°57'25" West, along the common line between said Jawanda/Hundle and Barch tracts, a distance of 505.82' to the POINT OF BEGINNING and containing 2.159 acres of land, more or less.

Owner's Certificate

Owner's Certificate (Continued)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Ker-Seva, Ltd., acting herein by and through its duly authorized officers, does hereby certify and adopt this Final Plat designating the herein above described property as BLOCK A, LOT 1, WESTRIDGE ADDITION, an addition to the City of Frisco, Texas does hereby, dedicate to the public use forever, the streets and alleys shown thereon.

That Ker-Seva, Ltd. does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco, Texas.
10. Access Easements
The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, police and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Frisco, it's agents, employees, workmen and representatives having ingress, egress and regress in, along upon and across said premises
11. Fire Lane Easements
The undersigned covenants and agrees that he/she (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface, paved in accordance with City standards and that he/she (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other improvements or obstruction, including but not limited to the parking, loading or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating, "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
12. Detention and Drainage Easement (above ground detention)
This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block B, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely be defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the Easement.

This Final Plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the _____ day of _____, 2009.

Authorized Signature _____

Authorized Signature _____

Printed Name and Title _____

Printed Name and Title _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Baljeet K. Jawanda, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2009.

Notary Public, State of Texas _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Daljit S. Hundle, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2009.

Notary Public, State of Texas _____

CERTIFICATE OF APPROVAL:

Approved this the _____ day of _____, 2009, by the Planning and Zoning Commission, City of Frisco.

_____ Planning and Zoning Commission Chairman

_____ City Secretary

_____ City Engineer

_____ Planning Department

Owner

Ker-Seva, Ltd.
10247 Warren Parkway
Frisco, Texas 75035

Surveyor

North Texas Surveying, LLC
1515 South McDonald St., Ste. 110
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com

Engineer

Helmsberger Associates, Inc.
1525 Bazman Road
Wylie, Texas 75098
(972) 442-7459

Dated: December, 2006
Revised: February, 2007
Revised: March, 2008
Revised: March, 2009

FINAL PLAT
BLOCK A, LOT 1
WESTRIDGE ADDITION
2.159 Acres
in the
A.S. Young Survey ~ Abstract No. 1037
City of Frisco, Collin County, Texas

Scale: 1" = 40'